

REDEVELOPMENT PLAN  
FOR THE  
DOWNTOWN WEST SECTION 1 PROJECT

City of Hartford Redevelopment Agency  
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John F. Palmieri, Executive Director

Department of Development Services  
250 Constitution Plaza, 4<sup>th</sup> Floor  
Hartford, Connecticut 06103

Submitted June 8, 2006

Approved by Hartford Planning and Zoning  
Commission \_\_\_\_\_

Approved by the Hartford Redevelopment  
Agency on \_\_\_\_\_

Approved by the Hartford Court of Common  
Council on \_\_\_\_\_

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B-1 DOWNTOWN DEVELOPMENT DISTRICT REGULATIONS

HOUSING OVERLAY DISTRICT REGULATIONS

## I. Introduction

The Downtown West project (hereinafter called the "Project") is located within a portion of the Central Business District that is bounded by Asylum Street, Ann Street, Jewell Street and Ford Street (see Map #1 Project Location). It is a downtown business area of approximately 4.29 acres of land of more than sixty percent of which is surface parking lots.

Description of the area.

The project area consists of aging buildings and surface parking lots. Due to its location it is a prime candidate for higher use redevelopment.

The area adjoins Bushnell Park and has been identified as an excellent location for residential development in the Downtown West Plan prepared by the Division of Planning in May 2005.

Within the past year an adjoining vacant office building has been converted to residential use.

The area also includes an outdated fire facility of the City of Hartford.

The goal of this Redevelopment Plan (hereinafter called the "Plan") is to encourage the redevelopment of the area through a combination of public actions designed to provide a framework for private investment.

It is anticipated that the Redevelopment Agency will obtain the Fire station property from the city and make it available as part of the redevelopment plan.

The Plan proposes to maintain the existing B-1 downtown development district zoning classification. The proposed land uses within the Project area are in conformity with the City of Hartford's Plan of Development, adopted by the Commission of the City Plan on June 4, 1996.

The Plan which has been prepared by the Hartford Redevelopment Agency (hereinafter called "Agency") is in accordance with the provisions of Chapter 130 of the Connecticut General Statutes.

## II. Description of the Project Area

### A. General Boundary Description

The Project area is generally bounded on the north by Asylum Street, on the east by Ann Street, and on the south by Jewell and Ford Streets.

The Project area contains acres.

### B. Present Land Use and Zoning

The Project area contains the following land use breakdown:

Use	Estimated Number of Acres	Percentage of total
Vacant land	2.59	60.4
Charitable	1.30	30.3
Municipal	0.40	9.3
	4.29	100%

Refer to Map # 3 Existing Land Use.

The project area is presently zoned B-1 (see Map #2 Existing Zoning and will remain B-1 (See Map #5 Proposed Land Use and Proposed Zoning). In addition to the underlying zoning classification, the block bounded by Jewell, Pearl and Ann Streets has a Housing Overlay District (HOD).

### C. Present Use, Type and Conditions of Structures

The Project area contains a total of two (2) principal structures. The breakdown of their use and type is as follows.

Use	Number	Type
Municipal Fire Station	1	3 story brick
YMCA	2 - attached	3 and 11 story brick

An exterior survey of the structures carried out by Agency staff disclosed the following:

Condition	Number	Percent
Good	2	50
Fair	1	50
Poor		
	3	100%

One building has recently been demolished in the Project area increasing the substandard surface parking lots.

D. Current assessed values of property in the Project are as follows:

LOCATION	OWNER	ACRES	SF	ASSESSED VALUE
160 Jewell Street	Young Men's Christian Association of Metropolitan	1.3	56,628	11,149,600
275 Pearl Street	City of Hartford Fire Dept / Engine CO # 9	0.4	17,490	1,609,900
10-52 Ford Street	H.L.O. Land Ownership Assoc. / LTD Partnership C/O Chase Enterprises	2.08	90,621	2,537,500
294-296 Pearl Street	PSC Development, LLC / ATT: Robert Luipold	0.1	4,440	124,320
309 Asylum Street	PSC Development, LLC / ATT: Robert Luipold	0.2	8,350	334,000
300 Pearl Street	PSC Development, LLC	0.21	8,997	359,900
		4.29	186,526	16,115,220

### III. General Purposes of the Project

The primary goal of the Downtown West Project is to spur the orderly reuse and upgrade of the parcels to the betterment of the area and the City.

Anticipated reuses would include all permitted uses within the Downtown B-1 district and the Housing Overlay District. See attachments.

The Downtown West Plan indicated the following uses:

Residential  
Mixed Use  
Structured Parking within a mixed-use building

### IV. Project Activities

#### D. Acquisition

The plan provides for the acquisition of a total of one (1) parcel of city-owned land. Refer to Map #4 Property Map for present owners of properties shown as "to be acquired".

## **V. Modification and Duration of Redevelopment Plan**

### ***F. Modification***

This Plan may be modified at any time by the Agency, provided if it is modified after the lease or sale of real property in the Project area, the modification must be consented to by the redeveloper or redevelopers of such real property or their successors in interest, whose interest is affected by the proposed modification. Where the proposed modification will substantially change the Plan as previously approved by the Hartford Court of Common Council, the modification must similarly be approved by said Court of Common Council.

### ***F. Duration***

This Plan and any modification thereof shall be in full force for a period of twenty (20) years commencing on the date of approval of this Plan by the Court of Common Council.

## **VI. Historic Properties and Design Guidelines**

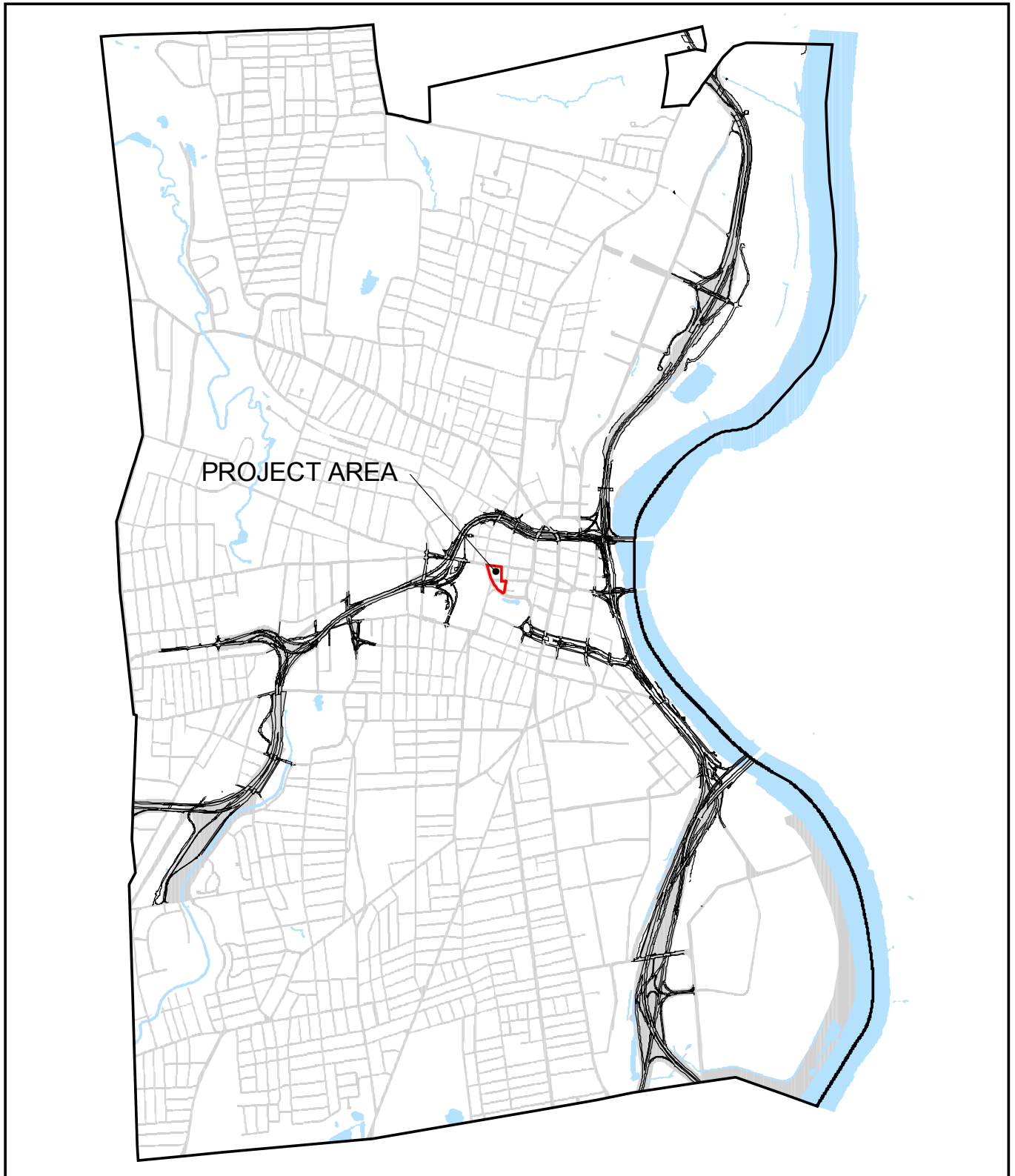
The Fire Headquarters is a Historic Structure. Any development will have to provide for the rehabilitation of this structure in accordance with the Design Guidelines of the Division of Planning.

New Construction within the Project area should be consistent with the Design Guidelines.

Any structured parking should be underground where possible or where above ground wrapped by residential or mixed uses along street frontages.

## **VII. Maps**

Maps Number 1 through 7 attached are hereby incorporated within and made part of this Plan.



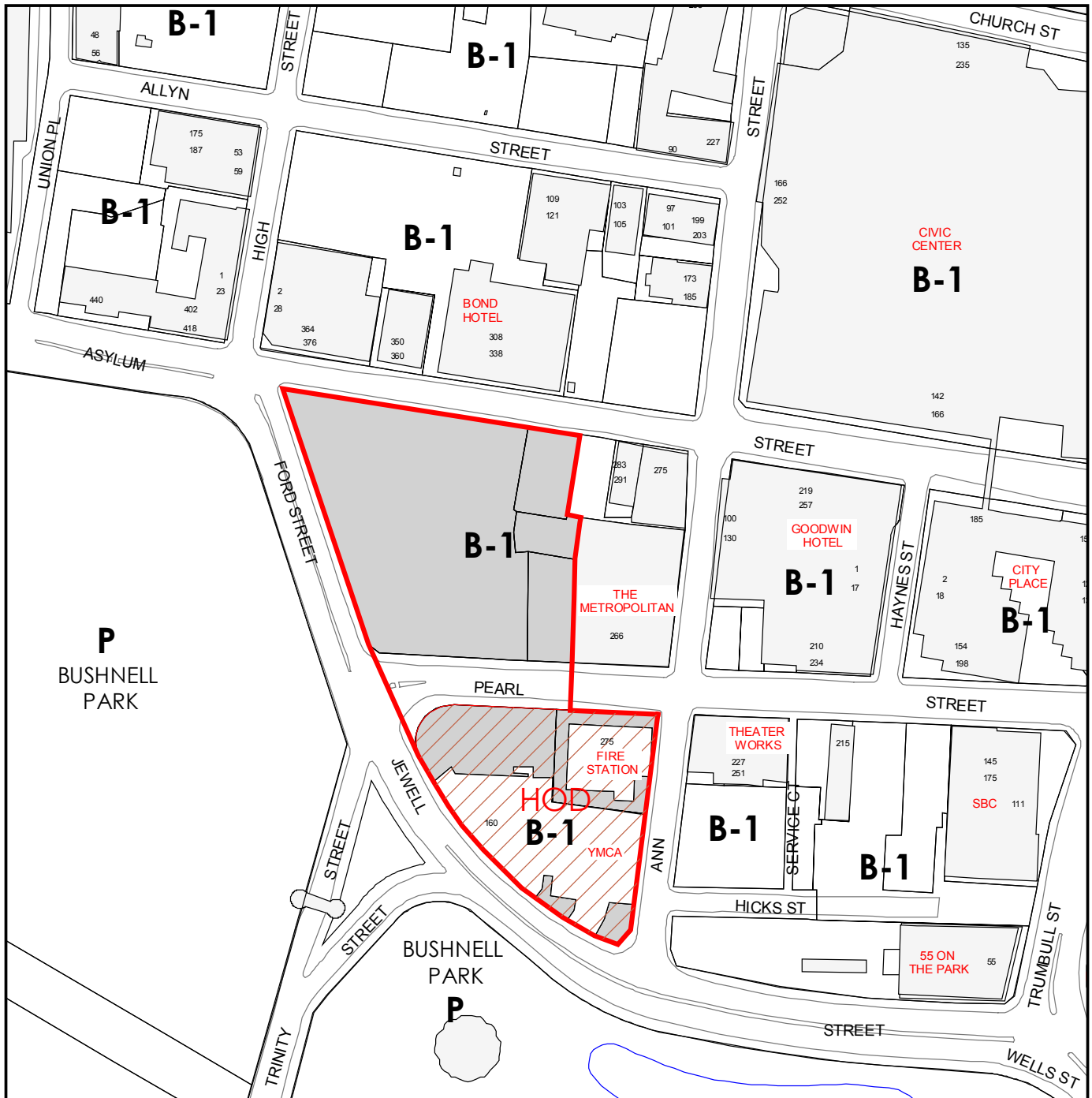
MAP NO. 1 PROJECT LOCATION

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY



CITY OF HARTFORD

JUNE 2006



MAP NO. 2 EXISTING ZONING

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

B-1 Downtown Development District

HOD - Housing Overlay District

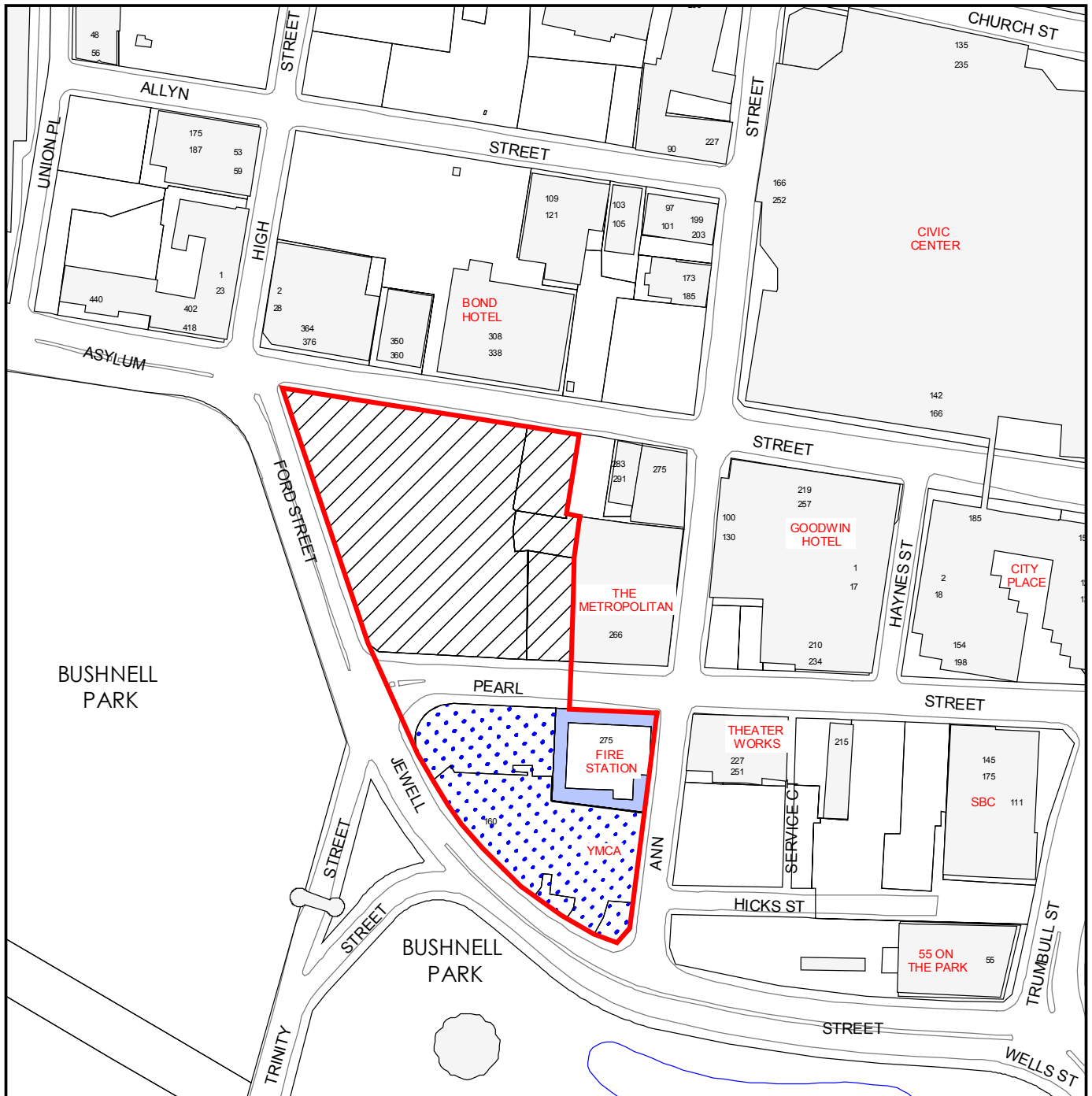
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MAP NO. 3 EXISTING LAND USE

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

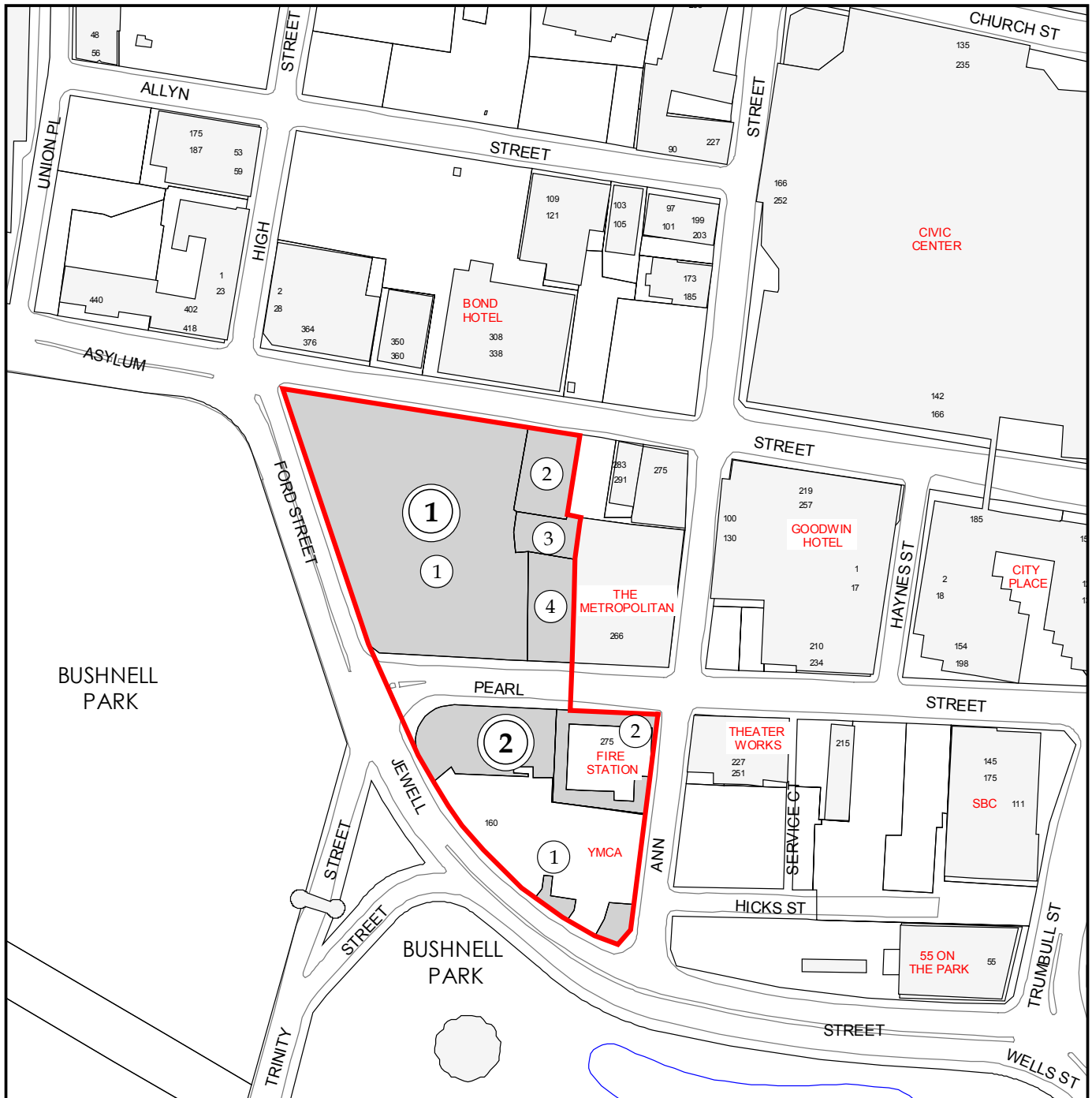
- MUNICIPAL (FIRE STATION)
- CHARITABLE (YMCA)
- VACANT LAND (SURFACE PARKING)

100 0 100 Feet



JUNE 2006

CITY OF HARTFORD



MAP NO. 4 PROPERTY MAP  
DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

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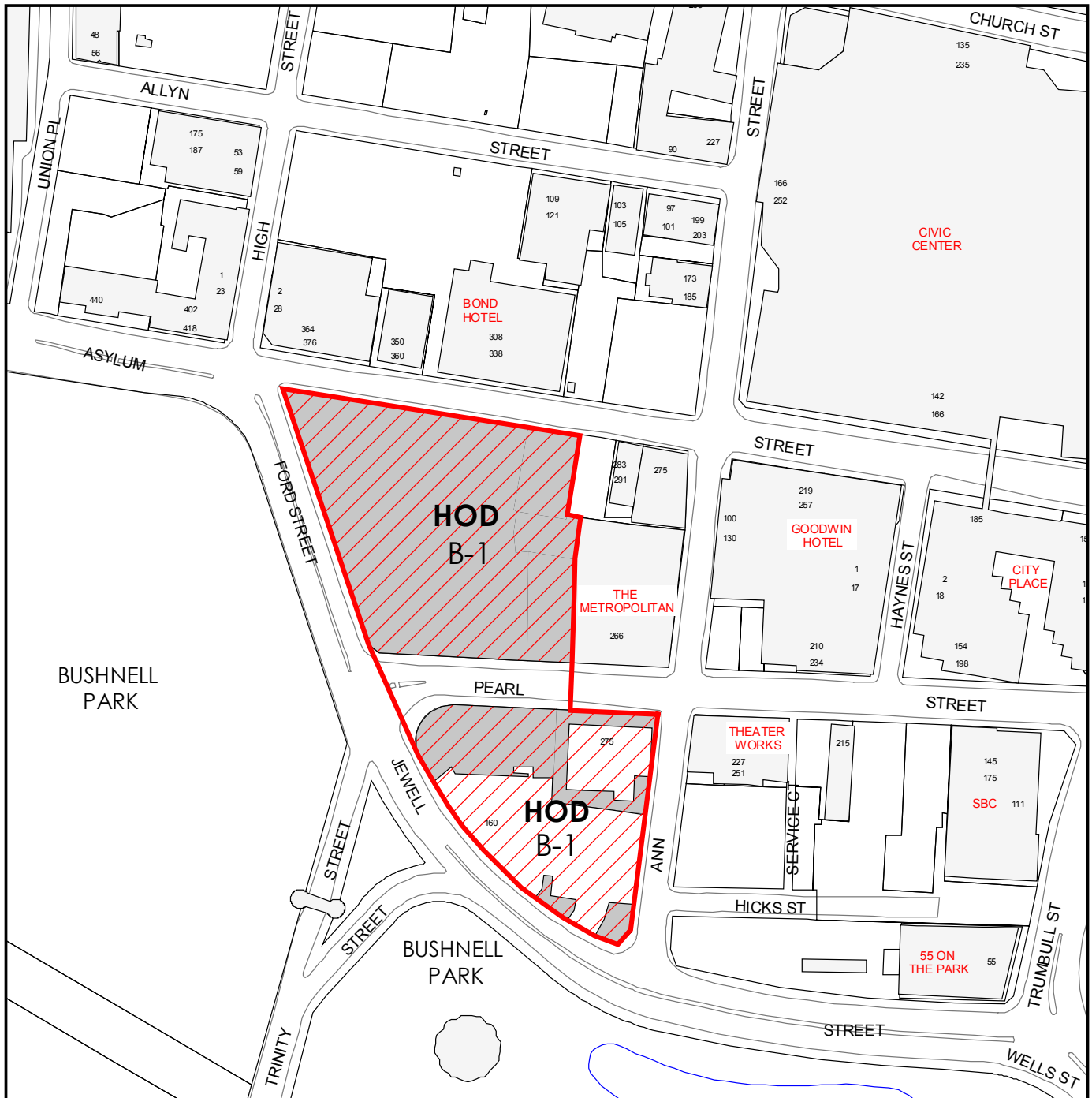


CITY OF HARTFORD

- BLOCK  
 PARCEL

PARCEL NO.	LOCATION	OWNER	TO BE ACQUIRED	AREA
1-1	10-52 FORD ST	H.L.O. LAND OWNERSHIP ASSOC LTD PARTNERSHIP	NO	90,621 SF
1-2	309 ASYLUM ST	P.S.C. DEVELOPMENT, LLC	NO	8,350 SF
1-3	294-296 PEARL ST	P.S.C DEVELOPMENT, LLC	NO	4,440 SF
1-4	300 PEARL ST	P.S.C. DEVELOPMENT, LLC	NO	8,997 SF
2-1	160 JEWELL ST	YMCA	NO	56,628 SF
2-2	275 PEARL ST	CITY OF HARTFORD	YES	17,490 SF

JUNE 2006



MAP NO. 5 PROPOSED LAND USE AND ZONING

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

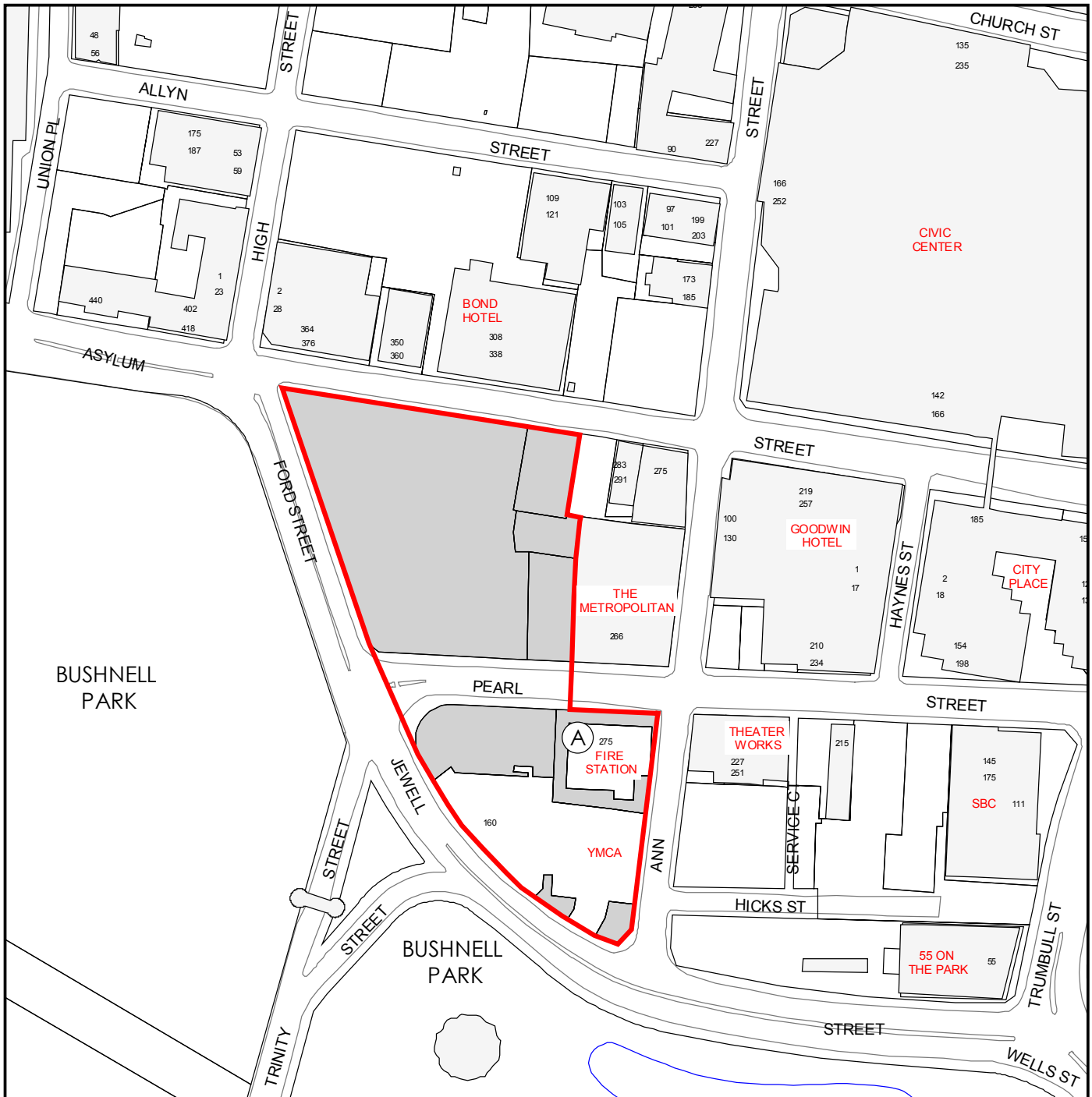
PRIMARILY RESIDENTIAL

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JUNE 2006

CITY OF HARTFORD



MAP NO. 6 PROPOSED ACTIVITY

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

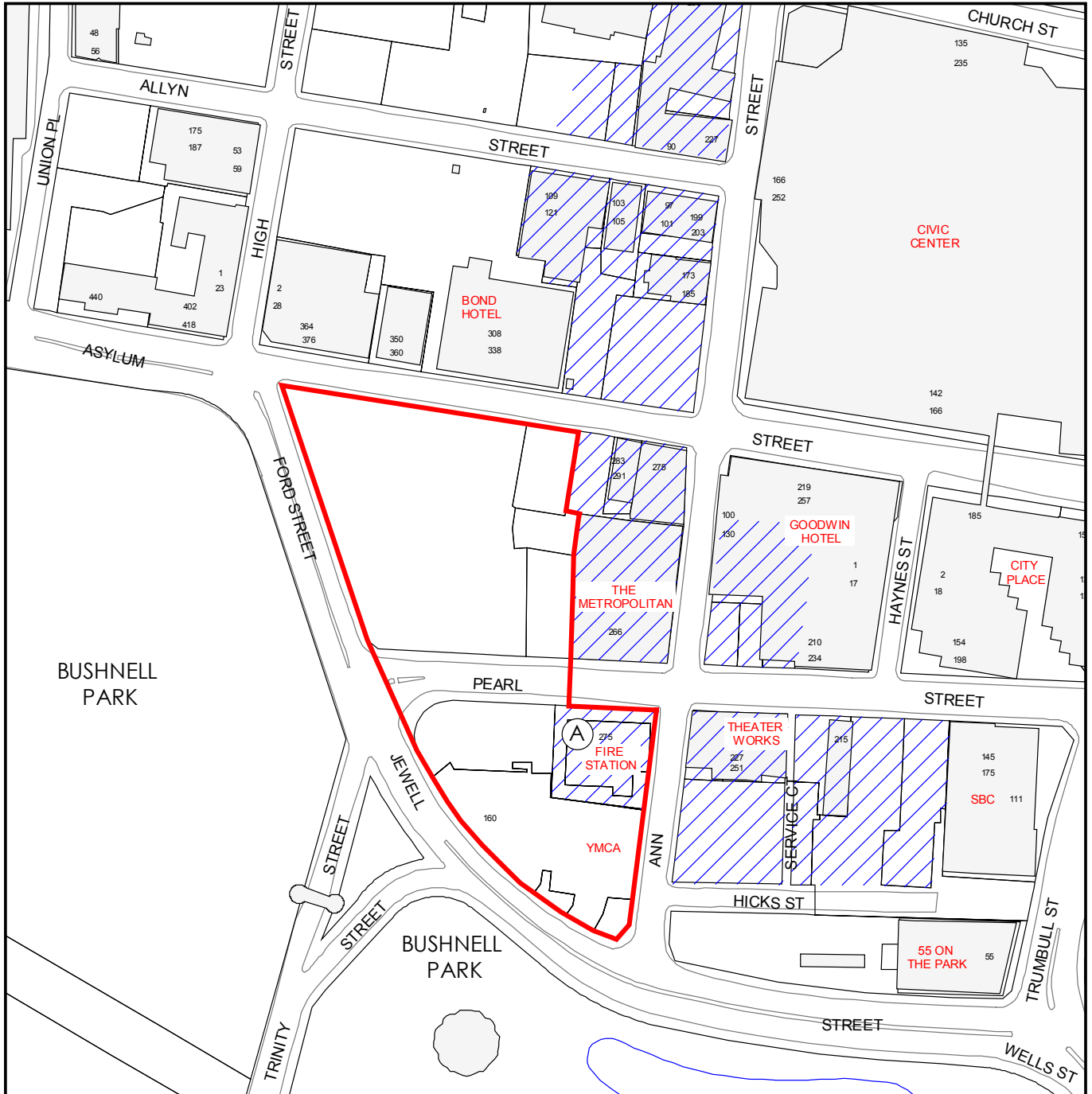
(A) ACQUIRE

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JUNE 2006

CITY OF HARTFORD



MAP NO. 7 HISTORIC DISTRICTS

DOWNTOWN WEST SECTION 1 PROJECT  
HARTFORD REDEVELOPMENT AGENCY

 ANN STREET NATIONAL HISTORIC DISTRICT

100 0 100 Feet



JUNE 2006

CITY OF HARTFORD

1/18/2006

## **HARTFORD PLANNING & ZONING COMMISSION**

### **LAND USE REGULATIONS**

#### **PART I. ZONING REGULATIONS**

##### **DIVISION 5. B-1 DOWNTOWN DEVELOPMENT DISTRICT**

###### **Sec. 291. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Applicant* means the owner of a legal or an equitable interest in property located in the B-1 downtown development district or an agency of the city.

*Bonus* means the construction of floor area in excess of that permitted as of right in the B-1 downtown development district.

*Bonus project* means a project for which the applicant is seeking any one (1) or more of the bonuses provided in section 295 (relating to bonus eligibility).

*Complex project* means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such complex project exceeds one hundred fifty thousand (150,000) square feet, or which building height exceeds seventy five (75) feet, or which zoning lot exceeds twenty thousand (20,000) square feet. All bonus projects shall be considered complex projects. A complex project shall not include the alteration or enlargement of an existing project by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

*Conforms to the downtown development plan* means an application which furthers and enhances the goals and policies of the downtown development plan and does not obstruct their attainment.

*Downtown development plan* means the sections entitled "Downtown Development Plan" of the city's plan of conservation and development, as defined in general statutes section 8-23 (relating to preparation, amendment or adoption of plan of conservation and development) and Chapter VII, section 2(d) (relating to planning and zoning commission) of the Charter.

*Facade alteration* means a change on any exterior wall facing a street or visible from a street upon which a major architectural feature is added, altered, or removed. Such features may include but are not limited to cornices, window frames, entryways, columns and decorative wall treatments. Changes to the opacity of window glass shall be considered a facade alteration. Changes to signage shall not be considered a facade alteration.

*Standard project* means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such standard project does not exceed one hundred fifty thousand (150,000) square feet, or which building height does not exceed seventy five (75) feet, or which zoning lot does not exceed twenty thousand (20,000) square feet. A standard project shall not include the alteration or the enlargement of an existing structure by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

###### **Sec. 292. Purpose.**

The purpose of the B-1 downtown development district is to promote the health, safety, social and economic welfare of the residents of the city by increasing the city's tax base and promoting the long-term economic growth of the downtown area. By implementing an

expeditious administrative process the city desires to encourage development that will be compatible with the character of the downtown area and conform to the downtown development plan.

These regulations further the additional goals to:

- (1) Foster and promote the orderly expansion of commercial office development so that the city will enhance its position as a center for economic and business affairs;
- (2) Provide for an expanding source of employment opportunities for the city's inhabitants and encourage the development of a desirable working environment;
- (3) Implement a plan for improved pedestrian and vehicular circulation and parking management;
- (4) Retain and promote the establishment of a variety of retail consumer and service businesses so that the needs of the area's residential and working population will be satisfied;
- (5) Encourage excellence in urban design;
- (6) Preserve the unique character and historic fabric of the downtown;
- (7) Reinforce the role of the downtown as a community center and a meeting place for people from all walks of life and all economic groups;
- (8) Provide an incentive for development in a manner consistent with the objectives of the section; and
- (9) Provide for an increased presence and integration of the arts and related cultural activities in the downtown development district.

### **Sec. 293. Uses permitted.**

B-1 land and water areas shall be used and buildings shall be erected, altered, enlarged or used only for one (1) or more of the uses permitted in the B-1 downtown development district by the table of permitted uses, article IV, division 1 (relating to permitted uses generally), of these regulations, subject to those standards and special requirements listed in the table of permitted uses and by article IV, division 2 (relating to required conditions for certain uses) of these regulations.

### **Sec. 294. Basic requirements.**

All B-1 district projects shall comply with the following requirements:

- (1) *Uses mandated.* For all buildings, at least fifteen (15) percent of the floor area of those floors which front on or connect to the pedestrian circulation system as shown in the downtown development plan shall be used for uses that are designated as retail trade under the table of permitted uses and permitted in the B-1 downtown development district. The retail trade use shall front on the pedestrian circulation system as shown in the downtown development district plan. The commission may waive this requirement, or reduce the required percentage of retail trade uses, if it specifically finds that no requirement or a lesser percentage is in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). The applicant shall covenant to ensure the continued use of such retail trade use for at least twenty (20) years, unless the commission specifically finds that a lesser period of time would be in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). Such covenant shall be recorded on the land records and run with the land.
- (2) *Permitted accessory uses.* Customary accessory uses are permitted.
- (3) *Required parking and loading areas.* Off-street parking shall be provided for nonresidential and residential uses in accordance with the provisions of article V (relating to off-street parking and off-street loading provisions) of these regulations.

(4) *Floor area ratio (FAR)*. In the B-1 downtown development district the floor area ratio shall be the floor area of the building on any lot or zoning lot divided by the area of such lot or zoning lot. Where off-street parking is provided, the space provided within the building or accessory building for parking shall be counted in determining the floor area of that building, with the exception of required parking for household units, transient parking provided in accordance with an approved transportation management plan, as defined in article V (relating to off-street parking and off-street loading provisions), or transportation analysis as described in section 297(2) (relating to application procedure for standard projects) and parking provided in a structure which has less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground. The minimum total FAR for all buildings shall be two (2) for any lot or zoning lot. An applicant may request, and the commission may grant, permission to develop a project with an FAR of less than two (2) if a lower minimum FAR conforms to the downtown development plan and the purposes set forth in section 292 (relating to purposes of B-1 district). The maximum FAR permitted for non-bonus projects shall be ten (10) for any lot or zoning lot. For bonus projects there shall be no maximum FAR.

(5) *Limitations on persons per acre*. There shall be no per acre requirement.

(6) *Permitted lot coverage*. There shall be no lot coverage requirement.

(7) *Requirements of floor space per dwelling unit*. Every dwelling unit shall meet the requirements of floor space per unit as set forth in section 16 (relating to floor area).

(8) *Required lot area*. There shall be no lot area requirement.

(9) *Lot width*. There shall be no lot width requirement.

(10) *Front setback*. There shall be a front setback for all principal buildings in conformance with the existing building and veranda lines.

(11) *Side setback*. There shall be no side setback requirement.

(12) *Rear setback*. There shall be no rear setback requirement.

(13) *Maximum height limit*. There shall be no maximum height requirement.

(14) *Required usable open space*. There shall be no usable open space requirement.

(15) *Transportation report*. A transportation management plan as described in section 960 (relating to transportation management plans) shall be submitted for complex projects. A transportation analysis as described in section 297(2) (relating to application procedures for standard projects) shall be submitted for standard projects.

### **Sec. 295. Bonus eligibility.**

Except as provided in subsection (11) for the location of neighborhood investment projects, a project shall be eligible for a bonus if space is provided within the project for the uses, improvements, or facilities set forth in this section according to the schedule in section 296 (relating to schedule of bonuses).

(1) *Residential uses* refers to all uses classified as household units under the table of permitted uses, article IV, division 1 (relating to permitted uses generally), of these regulations, and permitted as-of-right in the B-1 downtown development district.

(2) *Pedestrian-oriented retail uses* refers to uses that are designated as retail trade under the table of permitted uses and permitted in the B-1 downtown development district. Such uses shall be located in accordance with the recommendations of the pedestrian circulation element of the downtown development plan and be visible from and have their major entrance on the pedestrian circulation system.

(3) *Transient parking* refers to parking spaces provided for short-term parking in a parking garage. The applicant shall submit to the commission a plan for ensuring that such spaces shall be used for transient parking. The commission shall not grant a bonus for transient parking unless it has specifically found that the plan is



satisfactory and conforms to the downtown development plan.

(4) *Cultural/entertainment facilities* shall be open to the public on a regular basis. Such improvements shall include and be limited to visual arts space, performing arts space and motion picture theaters.

a. *Visual arts space* means facilities that provide space for the visual arts, including but not limited to exhibition halls and galleries, which are visible from and directly accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.

b. *Performing arts space* means facilities that provide spaces for the performing arts, including but not limited to concert halls and legitimate theaters, which are visible from (or have signage on) and are accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.

c. *Motion picture theaters* means facilities that provide indoor space for the showing of motion pictures, which are visible from (or have signage on) and are accessible to the pedestrian circulation system as shown on the pedestrian circulation element of the downtown development plan.

(5) *Visitor and convention-related housing* refers to hotels furnishing lodging and food to travelers and other guests on a regular basis and providing exhibition space, assembly rooms and meeting rooms.

(6) *Pedestrian circulation improvements* refers to improvements to which the public is assured access on a regular basis, or an area that is dedicated to and accepted by the city for public access purposes. Such improvements shall be directly accessible to the pedestrian circulation system, which system is shown on the pedestrian circulation element of the downtown development plan. Such improvements shall include and be limited to sidewalk widening, arcades, through-block arcades, plazas and urban parks.

a. *Sidewalk widening* means the widening of a paved walk at the side of a street. The widened area shall extend along the entire length of the lot or zoning lot and shall be open to the public at all times.

b. *Arcade* means a continuous covered but not necessarily enclosed space which extends along the façade of a building and has at least two (2) entrances opening directly to a street, open space area, or sidewalk.

c. *Through-block arcade* means a continuous covered space which runs through a building and connects a street, open space area or sidewalk to a street, open space area or sidewalk.

d. *Plaza* means a continuous area which is open from the ground level to the sky for its entire width and length, which fronts on a street, sidewalk, or sidewalk widening, and which is directly accessible to the public at all times for use by the public for passive recreational purposes. The ground level of the plaza shall be constructed principally of hard-surfaced materials. An existing space between or next to a building or buildings shall not qualify.

e. *Urban park* means a continuous area of land which is open from the ground level to the sky for its entire width and length, with the exception of recreational equipment or pedestrian amenities such as benches or lighting, which fronts on a street, sidewalk or sidewalk widening and which is directly accessible to the public during daylight hours for scenic or leisure purposes. The ground level of this area shall be covered principally with plantings.

(7) *Day care centers/nurseries* refers to private and public establishments enrolling young children for care, instruction or recreation during or after school hours.

(8) *Preservation of historic buildings* refers to a building listed in the National Register or located in a registered

historic district and certified by the secretary of the interior as being in compliance with the standards for rehabilitation and guidelines for rehabilitating old buildings, for which the applicant donates a preservation restriction whose purpose is the preservation of the external nature of the building as of the date of the conveyance of such restriction to a governmental body or a charitable organization or trust whose purposes include preservation of buildings of historical significance.

(9) *Employment and job training* refers to provision of employment or job training programs for city residents, either as part of the construction phase or upon completion of a project, which shall be in accordance with a hiring and employment agreement between the city and the applicant. In determining the FAR bonus for each permanent job pursuant to this paragraph, twenty-five (25) percent of the total employment in the occupancy phase of a project reserved for city residents shall be equal to six hundred twenty-five (625) square feet of bonus floor area. Failure to meet the employment reserved for city residents shall subject the applicant to a payment as provided in section 296 (relating to bonuses) for applicants who choose to make a payment to the linkage trust fund in lieu of providing residential uses or employment and job training.

(10) *Streetscape improvements* refers to those physical improvements within the public right-of-way that lies between building frontages and which is part of, adjoins or is adjacent to the lot or zoning lot. Such improvements shall include, but not be limited to the use of unit pavers; street lighting which achieves a one foot candle minimum at a maximum-to-minimum ratio of ten (10) to one (1) and which also achieves cut off at a maximum of seventy (70) degrees above nadir; street trees, which shall be a minimum of six (6) inches in caliper with an average of seven (7) inches in caliper, shall be of a species approved by the city forester, shall be placed with a flush grating such that one (1) tree is provided for every thirty (30) lineal feet of frontage and shall be installed in accordance with accepted city standards; curbing and catch basins which shall be granite; benches, bollards, kiosks, moveable or fixed planters, drinking fountains, litter receptacles, walls and ledges, signage, etc., which shall be considered on a case-by-case basis. Depending on the physical constraints of the development area, the requirements of this paragraph may be modified upon recommendation of the board.

(11) *Neighborhood investment project* refers to a project located outside the B-1 downtown development district or a residential project within the B-1 downtown development district designated by the commission as having strategic priority in achieving the objective of a neighborhood plan or the downtown development plan, and may but need not be a private development project or a project for which the city or the redevelopment agency has previously designated a developer.

### **Sec. 296. Schedule of bonuses.**

(a) *Eligibility.* If a proposed use, improvement, or facility complies with the standards set forth in section 295 (relating to bonus eligibility) and this section, it shall be eligible for bonus floor space. The bonus ratio is the ratio of the area in square feet of the bonus use, improvement, or facility to the floor area permitted for bonus projects in excess of an FAR of ten (10). A bonus ratio of one (1) to three (3) means that for each square foot of the improvement, use, or facility the project shall be eligible for three (3) additional square feet of floor area for permitted uses. The FAR cap shall be the maximum increase in the FAR that shall be permitted for each category or subcategory of bonus, with the exception of pedestrian circulation improvements and cultural/entertainment facilities, where the FAR cap applies to the entire category. In a project as a park, a plaza, an arcade and a through block arcade, the combined maximum FAR cap for these improvements shall be one (1).

### **Use, improvement or facility Bonus ratio FAR cap**

Residential uses 1:8 4

Pedestrian-oriented retail uses 1:3 2

Transient parking 1:4 2

Cultural/entertainment facilities:

Visual arts space 1:4 1

Performing arts space 1:4 1

Motion picture theaters 1:4 1

Visitor and convention-related housing 1:1 1

Pedestrian circulation improvements:

Sidewalk widening 1:4 1

Arcades 1:4 1

Through-block arcade 1:4 1

Plazas 1:4 1

Urban parks 1:4 1

Day care centers/nurseries 1:6 1

Preservation of historic buildings 1:3 2.5

Employment 1:625 6

Streetscape improvements

Street 1:2 1

Sidewalk 1:1.5 1

Neighborhood improvement project 1:8 4

(b) *Payment in lieu of providing residential uses or employment and job training.* Applicants for residential and/or employment bonuses may choose to receive additional floor area in lieu of residential construction and/or the provision of employment by contribution to the linkage trust fund an amount equal to fifteen dollars (\$15.00) per square foot for each foot of bonus floor area. In determining the amount of additional FAR that can be permitted under these categories, the FAR cap for residential uses and/or employment shall apply.

(c) *Neighborhood improvement project bonus.* Applicants for a neighborhood investment project bonus may include an offer of an equity investment in a neighborhood investment project which shall include a specified amount of floor area in a project in addition to that otherwise authorized under these regulations. Should the commission authorize additional floor area on such a basis, it shall specify in its resolution approving the special permit no fewer than three (3) eligible neighborhood investment projects. Applicants shall make investment in a neighborhood investment project so specified at such time determined by commission, but in no event later than the fifth anniversary of issuance of the zoning permit for the bonus special permit project. Applicants shall provide and maintain with the city treasurer a cash deposit, letter of credit or surety bond from the date of issuance of the zoning permit for the bonus special permit project until substantial completion of the neighborhood investment project or until such fifth anniversary, on which date the cash deposit, letter of credit or surety bond shall be forfeited to the neighborhood investment fund. The eligible bonus floor area for investment in a neighborhood investment project shall be eight (8) square feet of gross floor area for each one (1) square foot of gross floor area of residential use based on the applicant's fractional equity interest in the entity owning the neighborhood investment project or one (1) square foot of gross floor area for each ten dollars (\$10.00) of equity investment in developing nonresidential uses up to the FAR cap.

(d) *Combined FAR cap for specified uses.* Applicants shall not be eligible to receive bonus floor area for residential

uses, employment and job training or through investment in a neighborhood investment project, or any combination of the foregoing, in an amount greater than an FAR cap of ten (10).

**Sec. 297. Procedures for standard projects.**

Applicants for standard B-1 projects shall apply for a special permit. Such projects shall be reviewed by the commission and the board.

(1) *Informal review.* Potential applicants at the beginning of the conceptual phase of a project are encouraged to seek preliminary informal review of the proposed project with the city staff, before an application for a special permit is submitted. Potential applicants should be prepared to discuss the proposed site plan, basic massing, location of proposed uses, pedestrians and vehicular circulation, parking and access.

(2) *Application procedure* Applicants shall submit to the commission an application for special permit approval.

The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission, and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon receipt of a complete application, refer it to the board. A complete application shall include all items listed below:

a. An application shall include four (4) copies of the following:

1. A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located,

2. A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:

i. All lots, lot lines, their dimensions and lot area

ii. Location and use of all buildings

iii. Existing zoning classifications of the area

iv. All streets, alleys, and rights-of-way and their dimensions

v. Elevations of all buildings on the block on which the project fronts and

vi. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems;

3. Perspective sketches at pedestrian eye level of proposed buildings from at least four (4) locations from which such buildings would be most visible;

4. A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:

i. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;

ii. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;

iii. Height of all buildings (existing and proposed);

iv. Location and dimension of all yards and setbacks;

v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces,

designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);

- vi. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
- vii. Location and dimensions of all off-street loading areas (present and proposed);
- viii. Location, dimensions, and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
- ix. Location and amount of all usable open space (existing and proposed);
- x. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
- xi. Location and size of all existing and proposed walls and fences (materials specified);
- xii. Location, size and type of all existing and proposed lighting;
- xiii. Location and size of all existing and proposed sidewalks and walkways (materials specified);
- xiv. Location and description of all existing and proposed recreational facilities and equipment;
- xv. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
- xvi. Location and size of all existing and proposed utilities;
- xvii. Location and size (capacity) of all drainage facilities;
- xviii. Existing and proposed vehicular and pedestrian circulation patterns;
- xix. Location, size and type of existing and proposed public amenities;
- xx. All existing and proposed easements, rights-of-way, and conduits;
- xxi. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
- xxii. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.

5. Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:

- i. Typical floor plans indicating use and size of all spaces;
- ii. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
- iii. Typical section;
- iv. Exterior elevation and outline;
- v. Total floor area of each floor and entire building;
- vi. Elevation of roof of building at its lowest and highest points;
- vii. Proposed lot coverage; and
- viii. Exterior building materials, their colors, and the texture palette.

6. An architect's statement regarding the shadows to be cast by all buildings, and of wind, sun and noise impacts.

7. A transportation analysis, which shall include the following information:

- i. The number of on-site parking spaces required by the provisions of section 954 (relating to application of off-street parking standards);
- ii. The number and types of parking spaces to be provided on-site such as: employee parking, transient parking for on-site uses, transient parking for off-site uses, parking for high occupancy vehicles, parking for compact cars and handicapped parking;
- iii. The number, location and type of any parking spaces to be provided off-site and the method of transporting persons between the off-site facility and the project site;
- iv. Alternative modes of transportation such as mass transit, carpools, vanpools available and to be provided;
- v. Expected usage of the alternative modes of transportation;
- vi. Location of all vehicular and pedestrian entrances and exits;

vii. A trip generation study which shall estimate the number and type of trips generated by the project, the time of day of such trips and the expected modes of transportation used;  
 viii. Construction details of all proposed signs, street furniture, plantings, exterior lighting, special paving treatments, walls, fences, and other features which affect the pedestrian environment;  
 ix. Any other information which the commission or board, may reasonably require or which the applicant may wish to submit.

b. Applications for special permit approval shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing. The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review).

c. The commission may grant a special permit if the applicant conforms to the downtown development plan; complies with the purposes set forth in section 292 (relating to purposes of B-1 district) complies with the basic requirements in sections 293 (relating to B-1 district permitted uses) and 294 (relating to B-1 district basic requirements); provides pedestrian amenities in conformance with the downtown development plan; will not be detrimental to existing development in the B-1 downtown development district because of its location, bulk, scale or design; and the proposed vehicular and pedestrian circulation pattern does not create safety hazards.

**Sec. 298. Reserved.**

**Sec. 299. Procedures for complex and bonus projects.**

Applicants for B-1 complex and bonus projects shall apply for a special permit.

(1) *Informal review.* A potential applicant is encouraged to follow the procedures outlined in section 297(1) (relating to informal review for B-1 district standard projects). The potential applicant also should be prepared to discuss proposed bonus uses, facilities and improvements.

(2) *Preapplication review.*

a. Applicants for a special permit for a complex or bonus project shall request a preapplication review by the commission and board. Such request shall include two (2) copies of the following:

1. A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located.

2. A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:

i. All lots, lot lines, their dimensions and lot area;

ii. Location and use of all buildings;

iii. Existing zoning classifications of the area;

iv. All streets, alleys, and rights-of-way and their dimensions;

v. Elevations of all buildings on the block on which the project fronts; and

vi. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems.

3. Perspective sketches at pedestrian eye level of proposed buildings from at least four (4) locations from which such buildings would be most visible.
4. A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:
  - i. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;
  - ii. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;
  - iii. Height of all buildings (existing and proposed);
  - iv. Location and dimension of all yards and setbacks;
  - v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);
  - vi. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
  - vii. Location and dimensions of all off-street loading areas (present and proposed);
  - viii. Location, dimensions, and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
  - ix. Location and amount of all usable open space (existing and proposed);
  - x. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
  - xi. Location and size of all existing and proposed walls and fences (materials specified);
  - xii. Location, size and type of all existing and proposed lighting;
  - xiii. Location and size of all existing and proposed sidewalks and walkways (materials specified);
  - xiv. Location and description of all existing and proposed recreational facilities and equipment;
  - xv. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
  - xvi. Location and size of all existing and proposed utilities;
  - xvii. Location and size (capacity) of all drainage facilities;
  - xviii. Existing and proposed vehicular and pedestrian circulation patterns;
  - xix. Location, size and type of existing and proposed public amenities;
  - xx. All existing and proposed easements, rights-of-way, and conduits;
  - xxi. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
  - xxii. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.
5. Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:
  - i. Typical floor plans indicating use and size of all spaces;
  - ii. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
  - iii. Typical section;
  - iv. Exterior elevation and outline;
  - v. Total floor area of each floor and entire building;
  - vi. Elevation of roof of building at its lowest and highest points;
  - vii. Proposed lot coverage; and
  - viii. Exterior building materials, their colors, and the texture palette.

6. An analysis of the shadows to be cast by all buildings, and of wind, sun and noise impacts.
7. A transportation management plan as defined in section 960 (relating to transportation management plans).
8. Construction details of all proposed signs, street furniture, plantings, exterior lighting, special paving treatments, walls, fences, and other features which affect the pedestrian environment.
9. Any other information which the commission or board, may reasonably require or which the applicant may wish to submit.

b. The commission and the board shall make a report of their recommendations to the applicant no less than thirty five (35) days after the receipt of the applicant's request. This period may be extended by an additional thirty-five (35) days at the request of the applicant. The failure of the commission or the board to report within the established time period, shall be considered as a favorable recommendation on the application, by the no reporting agency.

*(3) Application procedure*

a. Applicants shall submit to the commission an application for a special permit. The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission, and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon receipt of a complete application, refer it to the board. A complete application shall include the following:

1. Four (4) copies of all items listed in subparagraph (2) a. of this section.
2. The reports of the recommendations of the board under subparagraph (2) b. of this section.
3. A report describing how the project addresses each of the recommendations of the board under subparagraph (2) b. of this section.

b. The commission may grant a special permit if the applicant conforms to the downtown development plan; complies with the purposes set forth in section 292 (relating to purposes of B-1 district); complies with the basic requirements in sections 293 (relating to B-1 district permitted uses) and 294 (relating to B-1 district basic requirements); provides pedestrian amenities in conformance with the downtown development plan; will not be detrimental to existing development in the B-1 downtown development district because of its location, bulk, scale or design; and the proposed vehicular and pedestrian circulation pattern does not create safety hazards.

c. The commission shall grant bonuses in accordance with sections 295 (relating to B-1 district bonus eligibility) and 296 (relating to bonuses) if the use, improvement, or facility is located in areas delineated for the particular use, improvement or facility in the downtown development plan and conforms to the downtown development plan and the application complies with the special permit standards set forth in subparagraph (3)b. of this section.

d. Applications for a special permit shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing. The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review).



e. The commission may approve an application for a special permit if it complies with the standards set forth in subparagraph (3)b of this section. The commission shall grant bonuses if the use, improvement, or facility complies with the standards set forth in subparagraph (3)c, of this section.

**Sec. 300. Bonuses, continuing character of obligation.**

(a) Where a bonus is granted pursuant to this division, the applicant shall covenant to ensure the continued use of the use, facility or improvement for the purpose for which the bonus was granted. The covenant shall be for a term of twenty (20) years, unless the commission specifically finds that another period of time would be in accordance with the purposes set forth in section 292 (relating to purposes of B-1 district). Such covenant shall be recorded on the land records and shall run with the land.

(b) An applicant who constructs a pedestrian circulation improvement shall be responsible for the maintenance, upkeep and provision of insurance for the improvement, unless it has been dedicated to and accepted by the city. If the improvement is not maintained, the city may, at its sole option, place a lien on the property, maintain the improvement, and seek reimbursement from the owner.

**Sec. 301. Amendments.**

A major amendment to a special permit approved under this division shall be processed and considered as a new application. Minor amendments may be approved by the zoning administrator.

**Sec. 302. Enforcement.**

(a) The applicant shall, before commencing any substantial work on the B-1 site in accordance with an approved special permit or site plan, meet with the director of licenses and inspections, or the director's designee, and establish construction and inspection schedules.

(b) To ensure strict adherence to the approved B-1 plans, all construction shall be inspected by the zoning enforcement officer according to the schedule established pursuant to subsection (a) of this section. Any deviation from the approved site plan or special permit shall be sufficient cause for the zoning enforcement officer to issue a cease and desist order and for revocation by the commission of the approved site plan or special permit.

(c) A certificate of occupancy shall not be granted until the zoning enforcement officer finds that the construction, erection, rehabilitation, use or alteration complies with the approved special permit or site plan.

(d) A certificate of occupancy shall not be issued for bonus floor area, until the use, facility or improvement for which the bonus was granted has been completed in accordance with the approved special permit.

(e) If the use, improvement or facility for which the commission granted the bonus is not suitably maintained, the city may, at its sole option, place a lien on the property, do the maintenance or repair work, and seek reimbursement from the owner.

**Secs. 303-- 320. Reserved.**

**DIVISION 22. HOD HOUSING OVERLAY DISTRICT**

**Sec. 816. Purpose.**

The purpose of the housing overlay district in the city is to establish a residential development requirement for land areas determined to be desirable for housing development but designated for mixed use/office development by the underlying zoning district designation and the city's plan of conservation and development.

**Sec. 817. Uses permitted.**

HOD land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the B-1 and B-2 columns of the table of permitted uses subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses). For buildings located within the districts noted in this section and upon land on which the housing overlay district has been superimposed, at least twenty-five (25) percent of the gross floor area proposed for an office or parking structure shall be provided on the same lot or zoning lot for uses that are designated as residential uses under the table of permitted uses, article IV, division 1 (relating to permitted uses generally), and permitted in the B-1 and B-2 districts.

**Sec. 818. Required parking and loading areas.**

HOD off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading) of these regulations.

**Sec. 819. Floor area ratio.**

The minimum total floor area ratio (FAR) for all buildings shall be five (5) for any lot or zoning lot in the B-1 downtown development district and the B-2 downtown development perimeter district. Space used for residential purposes, in accordance with the mandate of section 817 (relating to HOD district permitted uses), shall be exempt and not counted in the calculation of the floor area ratio (FAR).

**Sec. 820. Limitations on persons per acre.**

The maximum number of persons per acre for all HOD structures shall be that permitted by the underlying zoning district.

**Sec. 821. Permitted lot coverage.**

The permitted lot coverage for all structures shall be that permitted by the underlying zoning district.

**Sec. 822. Requirements for flood space per dwelling unit.**

Every HOD dwelling unit shall meet the requirements of floor space per unit as set forth in article IV, division 1 (relating to permitted uses generally) of these regulations.

**Sec. 823. Required lot area.**

Every parcel of property to be utilized for HOD residential purposes under section 817 (relating to HOD district permitted uses) shall have a minimum lot area of ten thousand (10,000) square feet.

**Sec. 824. Lot width.**

Every HOD lot shall have a minimum lot width at the street line as required by the underlying zoning district.

**Sec. 825. Front setback.**

There shall be a front setback for every HOD principal structure in conformance with the existing building line.

**Sec. 826. Side setback.**

The minimum required HOD side setback shall be that required by the underlying zoning district.

**Sec. 827. Rear setback.**

The minimum required HOD rear setback shall be that required by the underlying zoning district.

**Sec. 828. Maximum height limit.**

There shall be no HOD maximum height limit.

**Sec. 829. Required usable open space.**

Required HOD usable open space shall be provided in accordance with the provisions of the underlying zoning district.